



## STRATEGIC ADD-VALUE OPPORTUNITY

### Description

- EXPANSIVE STREET FRONTAGE OF 18.48 M\*
- STRATEGIC VALUE-ADD OPPORTUNITY
- SET WITHIN THRIVING BALACLAVA PRECINCT

Gorman Allard Shelton are pleased to offer this prime development opportunity, located only 5km\* from Melbourne's CBD.

- Land size: 741 sqm\*
- Substantial double storey building of 747sqm\*
- Prime freehold with multiple options
- 7 on-site car parks including 5 under cover
- Outstanding development potential (STCA)
- Ideally situated within rapidly evolving commercial pocket  
Coles, Woolworths and major banks
- Short term holding income: \$95,481 per annum + GST + outgoings
- Only 40 metres\* from Balaclava Train Station
- Centrally located only moments away from Carlisle Street retail precinct.

Approx\*

CALL TODAY FOR AN IMMEDIATE INSPECTION!

**Area m<sup>2</sup>:** 747.00  
**Land Area m<sup>2</sup>:** 741.00  
**Asking Price:** Contact Agent  
**Parking:** 7  
**Sale Method:** Private Treaty

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